

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JANUARY 3, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW

SDR-17057 – ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: SANTA FE 124, LLC - Request for a Site Development Plan Review FOR THE CONVERSION OF A 124-UNIT APARTMENT COMPLEX TO A CONDOMINIUM DEVELOPMENT on 6.0 acres at 1111 Warbonnet Way (APN 163-04-501-004), R-PD23 (Residential Planned Development - 23 Units Per Acre) Zone, Ward 2 (Wolfson). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted at Meeting – Parking analysis from Baughman & Turner, Inc.
6. Backup referenced from the 11-16-06 Planning Commission Meeting Item 40

Motion made by STEVE WOLFSON to Approve Subject to Conditions , amending Conditions 1 and 3 and adding the following condition as read for the record:

1. This approval shall be void 18 months from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made of a Final Map. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner, the landscape plan shall include irrigation specifications. Thirty new 24" box trees shall be added to the landscape plan and installed within 60 days of plan approval in the project buffer perimeter.

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A. Building repair and maintenance minimally to include replacing all awnings, repairing stucco, repainting all buildings and repairing or replacing all hand railings shall occur within 18 months.

Passed For: 5; Against: 0; Abstain: 1; Did Not Vote: 1; Excused: 0

LOIS TARKANIAN, LARRY BROWN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-OSCAR B. GOODMAN); (Did Not Vote-LAWRENCE WEEKLY); (Excused-None)

NOTE: MAYOR GOODMAN disclosed he would have to abstain as he owns a piece of property on Charleston Boulevard together with ATTORNEY JAY BROWN.

Minutes:

MAYOR GOODMAN disclosed his abstention and declared the Public Hearing open.

ATTORNEY JAY BROWN, 520 South Fourth Street, appeared on behalf of the applicant and indicated the 124-unit apartment complex is on six acres located at the corner of Charleston Boulevard and Warbonnet Way. ATTORNEY BROWN submitted a parking survey showing there is ample parking. The landscaping is somewhat deficient on the perimeter. He read into the record additional conditions as requested by COUNCILMAN WOLFSON.

MARGO WHEELER, Director of Planning and Development Department, indicated that the site is deficient a total of 12 trees, but the part visible to the public, there is a deficiency of 49 trees. She reiterated the conditions discussed regarding the 18-month approval period, the addition of 30 trees, and that all repairs be completed within 18 months. ATTORNEY BROWN agreed with the conditions as recommended.

COUNCILMAN WOLFSON asked if the applicant is willing to add three handicap spaces. DAVID TURNER, Baughman and Turner, 1210 Hinson Street, replied that the plan has already been modified to accommodate seven stalls and agreed to the request. MR. TURNER verified the price range of \$129,000 up to \$155,000 is consistent with this particular area.

COUNCILMAN WOLFSON pointed out that when he visited the site he did not see the public notice sign on the property. He is aware the City hires an independent company to post the signs and that there is no way of monitoring whether the sign was blown away or removed. MS. WHEELER acknowledged that the sign company is required to provide a photograph and a signed document indicating that the sign was posted. COUNCILMAN WOLFSON instructed the City Attorney to look into options the City might have regarding posting public hearing signs; perhaps the applicant could visit the property to ensure the sign was posted.

MAYOR PRO TEM REESE declared the Public Hearing closed.